

SCHOOL FACILITIES BOARD  
June 2, 2005  
Chino Valley, Arizona

The School Facilities Board held a board meeting at the Chino Valley District Office Board Room. The meeting began at approximately 10:00 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Chovich, Cynthia	Linda Nelson, Chino Valleu
Conley, Patrice	Marcie Celaya, Avondale ESD
Davidson, Frank (by phone)	Cathy Rex
Gober, Patricia	Nancy Herold, CV Community Action Team
Keenan, Brooks	Peter Atonna, Paulden Community
McGee, Kate, Chair	
<u>Members Absent</u>	
Granillo, Peter	
Van Sittert, Logan	
Phil Williams, Superintendent's Representative (non-voting)	
<u>Staff Present</u>	
William Bell, Executive Director	
Tim Brand, Facilities Deputy Director	
John Arnold, Deputy Director of Finance	
Charlotte Hosseini, Special Projects	
Nancy Oyen, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Kristen Landry, Public Information Officer	

Welcome

Linda Nelson, Chino Valley Superintendent welcomed the School Facilities Board.

- I. Call to Order  
Board Chair, Kate McGee, called the meeting to order at approximately 10:02 A.M.
- II. Roll Call  
There were six Board Members present at this meeting.
- III. Approval of Minutes of May 5, 2005 Meeting  
Patricia Gober moved that the Board approve the May 5, 2005 minutes. Cynthia Chovich seconded. Motion passed on a 5-0-1 voice vote with Pat Conley abstaining.

The following items are listed in the order in which they appear on the agenda, not necessarily in the order in which they were discussed. Several items were reviewed out of order as they related to other items on the agenda.

IV. Director's Report

a. Review of Senate Confirmation of Board Members

Director Bell recognized Chair Kate McGee's confirmation. Kate McGee recognized Cynthia Chovich, Patricia Gober, and Brooks Keenan's confirmations.

b. Legislative Update

Director Bell provided the Board with a brief legislative update. He spoke to three bills passed by the legislature that affect the SFB. They include:

Project Management Legislation allows districts to retain Project Management Firms and pay them with the 5% architecture and engineering fees. If the district utilizes a PM Firm and exceeds the budget, the district will be required to cover those costs. At year's end, the SFB is required to report to the Governor and legislature any project savings as a result of using PM firms.

SFB Funding Mechanism: Previously the SFB could bond for New Construction. That option is no longer available and the SFB will receive funding in cash.

Full Day Kindergarten: \$4 million was allocated to the SFB for the Full Day Kindergarten program. The criteria for qualifying has not yet been determined.

Pat Conley asked about a solar power bill impacting replacement and renovated schools. Staff explained that that bill did not pass.

Kate McGee asked if there are changes as to how staff functions as a result of the PM Legislation. Director Bell said only the audit portion would affect staff.

c. Audit Update

Charlotte Hosseini updated the board on the progress of the audit. She explained that the audit of Flagstaff Design and Construction has begun. The hearing with Kitchell at the Office of Administrative Hearings regarding site visits is scheduled for next week. Additionally, the exchange of information with Qwest continues.

Kate McGee asked if the site visits are in addition to the \$866,000. Charlotte Hosseini said yes, and Kitchell's claim against the SFB is \$1.2 million

d. Deficiencies Corrections Update

Tim Brand discussed the status of the Deficiency Corrections Projects.

Brooks Keenan asked what the percentage of the deferred projects will be complete by June 30. Tim Brand stated that 80% will reach substantial completion by then.

e. Full Day K Applications

Pat Conley moved that the Board approve the revised Full Day Kindergarten Expenditure Plan for Tuba City Unified School Districts. Brooks Keenan seconded. Motion passed on a 6-0 voice vote.

Kate McGee asked why the district was revising their plan. Director Bell explained that districts are able to use the money any way they wish on capital items as long as it pertains to the Full Day Kindergarten Program.

V. New School Construction

a. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost

Frank Davidson moved that the Board approve the following items:

1. Avondale Elementary District's request to go to bid on a School Facilities Board project in the amount of \$1,142,309 for an addition to a K-8 school, project number 070444000-9999-004N and additional funding of \$263,881 for Guideline Requirements.
2. Avondale Elementary District's request to go to bid on a School Facilities Board project in the amount of \$211,079 for an addition to a K-8 school, project number 070444000-9999-005N and additional funding of \$340,414 for Guideline Requirements.

Pat Conley mentioned that the SFB can approve increased funding for unusual configuration schools as with Avondale.

Frank Davidson verified that these were Design Bid Build projects and that the additional funding is to meet the minimum standards.

3. Dysart Unified District's request to begin construction of a CM at Risk project, upon receipt of necessary documents, in the amount of \$10,664,069 for a K-8 school, project number 070289000-9999-011N.
4. Dysart Unified District's request to begin construction of a CM at Risk project, upon receipt of necessary documents, in the amount of \$28,480,500 for a 9-12 high school, project number 070289000-9999-014N.
5. Tolleson Elementary District's request to begin construction of a CM at Risk project, upon receipt of necessary documents, in the amount of \$6,692,440 for a K-8 school, project number 070417000-9999-002N.

Pat Conley seconded. Motion passed on a 6-0 voice vote.

c. Consideration of Request from Waiver from Guidelines for Washington ESD

Kate McGee recused herself from this item as it pertains to her district; Brooks Keenan chaired this item.

Pat Conley moved that the Board approve the Washington Elementary School District's request to waiver from the baseball backstop guideline. Patricia Gober seconded.

Cynthia Chovich asked who assumes responsibility for students being off site. Susan Segal of the Attorney General's Office stated that typically the when the District and the City enter into an IGA they will address that issue, usually the school district will assume the responsibility for the students.

Motion passed on a 5-0-1 voice vote with Kate McGee recusing.

VI. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:

a. Steps I and/or II

Brooks Keenan moved that the Board approve the following items:

1. Florence Unified School District's request to lease 50 acres of State Land for a High School Site and move to Step III for necessary testing.
2. Gadsden Elementary School District's request to lease 12 acres of State Land for an elementary site and move to Step III for necessary testing.
3. Laveen Elementary School District's request to accept a donation of 13.22 acres for an elementary site and move to Step III for necessary testing.
4. Vail Unified School District's request to purchase 12 gross acres for an elementary site and move to Step III for necessary testing.

Cynthia Chovich seconded.

Brooks Keenan asked about Vail USD's vacant parcel. Director Bell explained that the vacant parcel was acquired through a State Land Lease and they would use it for a future school as infrastructure would not be available until 2009.

Motion passed on a 6-0 voice vote.

b. Step III

Brooks Keenan moved that the Board approve the following items:

1. Chandler Unified School District's request to accept a donation of 14 acres for a K-6 elementary school site, project number 070280000-9999-015L.
2. Coolidge Unified School District's request to accept a donation of 19.25 acres for a K-8 elementary school site, project number 110221000-9999-008L.
3. Higley Unified School District's request to purchase 48 acres for a 9-12 high school site, project number 070260000-9999-009L.

Pat Conley seconded. Motion passed on a 6-0 voice vote

c. Other Land Issues

Sahuarita Unified

Patricia Gober moved that the Board approve additional funding in the amount of \$100,000 for Sahuarita Unified to complete the testing plan as required by the State Historic Preservation Office. Cynthia Chovich seconded.

Brooks Keenan stated that the rules on archaeology are different for public and private entities and asked how staff knew the money was being spent wisely. Director Bell stated that staff is in constant contact with the State Historic Preservation Office and they review each plan.

Pat Conley asked if there were no other sites available. Director Bell indicated that this was the site the district chose and that there are not many more site available to the district.

Patricia Gober asked for the history on this project. Kristen Landry explained that a survey was done that indicated three sites eligible for inclusion for SHPO. The \$41,000 that was previously approved was to conduct the trenching where artifacts were found. This new request for \$100,000 is to collect the data and artifacts that were discovered.

Kate McGee asked if there was a final cost. Director Bell explained that there is not a final amount at this time, but staff is watching this project very closely. He added that if there is much more funding needed the Board would need to discuss this particular site.

Motion passed on a 6-0 voice vote.

VII. Consideration and possible vote of Request to Reconfigure

There were no districts for this agenda item.

VIII. Assessment Deficiencies

a. Consideration of Ratification of Change Orders for Deficiency Corrections Projects

Brooks Keenan moved that the Board ratify the change orders for the districts and vendors listed under agenda item VIII.a. Pat Conley seconded. Motion passed on a 6-0 voice vote.

IX. Preventive Maintenance

Cynthia Chovich moved that the Board approve the School Districts Preventive Maintenance Plans as presented in Item IXa. Patricia Gober seconded. Motion passed on a 6-0 voice vote.

X. Consideration of 5 Year Building Renewal Plans

Brooks Keenan moved that the Board approve the districts' Five Year Building Renewal Plans as listed in item X. Pat Conley seconded. Motion passed on a 6-0 voice vote.

XI. Finance/ Legislative/ Budget Report

a. Financial Update

John Arnold provided information on the Deficiency Corrections Fund, Emergency Deficiencies Fund, New Construction Fund, and Lease-to-Own history.

Brooks Keenan asked at what point in the Lease-To-Own program, districts take ownership of their schools. Mr. Arnold stated that the leases have had 15 year terms.

Frank Davidson asked if the \$246 million would be sufficient for FY06. Mr. Arnold stated that it should be sufficient.

Kate McGee asked how close staff came to the projected land expenses. Mr. Arnold explained that the Board approved three districts land acquisitions today and if those were completed in June, we would be over the projected amount.

Ms. McGee requested an update on the status of emergency deficiency projects at the next Board meeting.

b. Legislative/ Budget Update

John Arnold updated the Board on the Budget and current House & Senate bills.

Pat Conley asked what the intention of suspending the building renewal formula was. John Arnold explained that this had been done previously and staff determined how to distribute building renewal monies.

XII. Chairman's Report

a. Update/ Progress Report on Policy and Rules Subcommittee

Pat Conley provided a progress report on the Policy and Rules Subcommittee.

b. Approval of Five Year Rule Review

Charlotte Hosseini explained that pursuant to A.R.S. 41-1056, each agency is required to review its set of administrative rules once every five years. For the Board, this review is due to the Governor's Regulatory Review Council (GRRRC) not later than June 30, 2005.

Public comments were solicited from May 5 through May 20, 2005 for the rules identified by the Policy Subcommittee as needing change. Comments on any other rules were also accepted.

Cathy Rex addressed the Board as one of the main sources of public comment to the rule review.

Pat Conley moved that the Board approve the 5 Year Rule Review Report for submission to the Governor's Regulatory Review Council. Patricia Gober seconded. Motion passed on a 6-0 voice vote.

Kate McGee asked if once a rule is removed if it could be reinstated. Ms. Hosseini stated that a rule can be reinstated.

Pat Conley moved that the Board approve the process for review of additional proposed rule changes. Cynthia Chovich seconded. Motion passed on a 6-0 voice vote.

c. Vice Chair Selection Process

Kate McGee asked any Board Members that are interested in the Vice-Chair position to inform her within 10 days.

XIII. Future Agenda Items

Kate McGee requested to hold a study session in July and discuss new construction and land issues. She also asked Board Members to let staff know of their availability for a July meeting.

XIV. Public Comment

Nancy Herold of Parents who Care Community Action Team addressed the Board regarding space issues for special needs students.

Peter Atonna, of the Paulden Area Community Organization addressed the Board in favor of a school site within the Paulden community.

Adjournment

There being no further business, Kate McGee, adjourned the meeting at approximately 11:56 A.M.

Approved by the School Facilities Board on \_\_\_\_\_, 2005

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Kate McGee, Chair